140.0	0002	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	910,000 / 910,000
					USE VALUE:	910,000 / 910,000
					ASSESSED:	910,000 / 910,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22	-24	SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MKRTCHYAN HAKOB
Owner 2:	YATSKOVICH KATYA
Owner 3:	
Street 1:	22-24 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAGNUSON BRIAN -
Owner 2:	-
Street 1:	180 MARBLERIDGE RD
Twn/City:	NORTH ANDOVER
St/Prov:	MA Cntry:
Postal:	01845

NARRATIVE DESCRIPTION

This parcel contains 4,120 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2454 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4120.000	469,200	5,900	434,900	910,000
Total Card	0.095	469,200	5,900	434,900	910,000
Total Parcel	0.095	469,200	5,900	434,900	910,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.82 | /Parcel: 370.8

Legal Description

User Acct 89923

GIS Ref

GIS Ref

Insp Date 12/05/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 140.0-0002-0019.0

!10815!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	499,800	5900	4,120.	434,900	940,600	940,600	Year End Roll	12/18/2019
2019	104	FV	385,500	5900	4,120.	407,700	799,100	799,100	Year End Roll	1/3/2019
2018	104	FV	385,500	5900	4,120.	337,000	728,400	728,400	Year End Roll	12/20/2017
2017	104	FV	360,900	5900	4,120.	309,900	676,700	676,700	Year End Roll	1/3/2017
2016	104	FV	360,900	5900	4,120.	282,700	649,500	649,500	Year End	1/4/2016
2015	104	FV	320,400	5900	4,120.	277,200	603,500	603,500	Year End Roll	12/11/2014
2014	104	FV	291,300	5900	4,120.	257,700	554,900	554,900	Year End Roll	12/16/2013
2013	104	FV	303,400	5900	4,120.	245,200	554,500	554,500		12/13/2012

PRINT

Date	Time
12/11/20	01:04:37

LAST REV

Date	Time
08/11/20	15:21:26

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10815

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAGNUSON BRIAN,	72049-32	1	12/21/2018		925,000	No	No		
CONCANNON ELLEN	63722-174		6/6/2014		666,000	No	No		
CONCANNON ELLEN	26674-88		9/17/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2015	957	Re-Roof	17,890		7/15/2015			Strip and re-roof.
5/3/1993	140		8,000					PORCH TO L.A.+

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2015	Permit Insp	PC	PHIL C
12/5/2008	Meas/Inspect	294	PATRIOT
11/23/1999	Mailer Sent		
11/17/1999	Measured	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	89923
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4120		Sq. Ft.	Site		0	80.	1.32	9									434,881						434,900	

Total AC/HA: 0.09458 | Total SF/SM: 4120 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 434,881 | Spl Credit | Total: 434,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07787287
Const Adj.:	0.99237579
Adj $ / SQ:	181.841
Other Features:	102361
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	680042
Depreciation:	210813
Depreciated Total:	469229

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 12 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	M
Totals			
2	12	4	

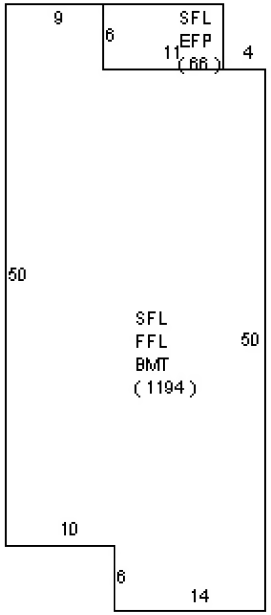
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	200.03
Special Features:	0	Val/Su Net:	126.33
Final Total:	469200	Val/Su SzAd	191.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,260	181.840	229,120
BMT	Basement	1,194	54.550	65,136
FFL	First Floor	1,194	181.840	217,119
EFP	Enclos Porch	66	67.950	4,485

Net Sketched Area: 3,714 | Total: 515,860

Size Ad 2454 | Gross Are 3714 | FinArea 2454

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

PARCEL ID

140.0-0002-0019.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X22	A	AV	1922	20.17	T	40	104			5,900			5,900

More: N | Total Yard Items: 5,900 | Total Special Featues: | Total: 5,900